

Urgent decision: Manurewa Local Board

New agreement to lease to Taonga Education Centre Charitable Trust for development of facility at Randwick Park, 42R Secretariat Place, Manurewa

Rex Hewitt
Relationship Manager

20 October 2016

Background

1. At the 8 September 2016 Manurewa Local Board meeting the board considered the temporary arrangements for urgent decisions and staff delegations during the election period item and resolved as follows:

Resolution number MR/2016/177

MOVED by Member AL Cunningham-Marino, seconded by Member M Bailey:

That the Manurewa Local Board:

- a) *utilise the board's existing urgent decision-making process to make urgent decisions that may be needed between the final local board business meeting and the commencement of the term of office of new local board members.*
- b) *note that from the commencement of the term of office of new local board members until the inaugural meeting of the incoming local board, urgent decision-making will be undertaken by the Chief Executive under existing delegations.*
- c) *approve that staff, as a temporary measure, can make business as usual decisions under their existing delegated authority without requiring compliance with the requirement in the current delegation protocols to consult with the nominated portfolio holder, from 8 October 2016 until new arrangements are made at the first business meeting in the new term.*
- d) *note that existing appointments by the local board to external bodies will cease at the election and new appointments will need to be made by the local board in the new term.*

CARRIED

2. The Relationship Manager has the delegation to sign off urgent decisions as the representative of the Chief Executive.
3. Approval is sought to lease to Taonga Education Centre Charitable Trust (the Trust) for the development of a new early childhood education facility at Randwick Park, 42R Secretariat Place, Manurewa and a community lease effective on completion of the facility.
4. At its business meeting on 30 January 2014, the Manurewa Local Board granted landowner approval in principle for the development of a new facility by Taonga Education Centre Charitable Trust. The proposal included a new facility for the Trust to operate its early childhood education activities.
5. Resolution number MR/2014/5 also requested a lease be approved and signed between the Trust and Auckland Council at the appropriate time. The process involves approval by the local board for Auckland Council to enter into an agreement to lease with Taonga Education Centre Charitable Trust to enable the Trust to undertake the development and grant a community lease to operate the new facility.

6. The attached report outlines the details of the proposed agreement to lease for the build and subsequent community lease for the land.
7. The proposal provides two years for the Trust to finalise funding, consents and complete works, after which occupation and operation would be granted by a lease for a term of 10 years with one right of renewal for a further 10 years to manage the early childhood education facility. It is within the discretion of the local board to grant a longer period if desired.
8. As the proposed use of the land as a community hub and for early childhood education suits the classification of the reserve, which took place in 2015 and is part of the development plan of the park, public notification is not required. Iwi consultation on the proposal has taken place at all stages of the parks design.

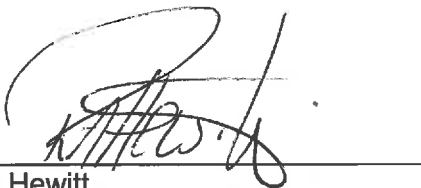
Resolution

That the Manurewa Local Board:

- a) **approve an agreement to lease to Taonga Education Centre Charitable Trust (the Trust) for the area indicated in blue in Fig. 2 on the lease plan (Attachment A) for two years commencing 20 October 2016 for completion of the proposed development subject to the following:**
 - i) **The Trust securing all funding for the project prior to the commencement of construction works;**
 - ii) **The Trust obtaining all regulatory consents required for the development of the facility;**
 - iii) **The Trust meeting all conditions as set out in the landowner consent Resolution number MR/2014/5 (Attachment B);**
- b) **approve a community lease to Taonga Education Centre Charitable Trust for the area indicated blue in Fig. 2 on the lease plan (Attachment A) upon the successful completion of the building project and issue of a code compliance certificate (CCC) under the Building Act on the following terms:**
 - i) **term – 10 years with two 10-year right of renewals;**
 - ii) **commencement - date immediately following the issue of a CCC;**
 - iii) **rent – \$1.00 plus GST per annum if demanded;**
 - iv) **a community outcomes plan to be approved by members of the local board at the time of preparation of the lease document and attached to the lease;**
 - v) **all other terms and conditions in accordance with the Reserves Act 1977 and the Auckland Council Community Occupancy Guidelines 2012.**

Authorised for release:

Signatories:



Rex Hewitt
Relationship Manager
Manurewa & Papakura Ward

20-10-2016
Date